## CAPITAL FACILITIES FINANCING PLAN

| CAPI | ITA | L PROJECTS 10 YEAR FUNDING  | Funding       | Funding Funding New Funding Funding Funding Required FY 2012/13 through FY 2020/21 |                               |                           |                                     |                |                             |               |               |               |                               |            | Total                       | PROJECT                        | 1 |
|------|-----|---|---------------|--|-------------------------------|---------------------------|-------------------------------------|----------------|-----------------------------|---------------|---------------|---------------|-------------------------------|------------|-----------------------------|--------------------------------|---|
| TIER |     | PROJECTS  | Spent         | Available  | 11/12 Budget                  | 12/13                     | 13/14                               | 14/15          | 15/16                       | 16/17         | 17/18         | 18/19         | 19/20                         | 20/21      | Required                    | TOTALS                         | 4 |
|      | 1.1 | South Placer - Adult Detention (Phase I)  | 92,740,468    | 12,784,640   |                               |                           |                                     |                |                             |               |               |               |                               |            | -                           | \$ 105,525,108                 | 1 |
|      | 1.2 | Tahoe Justice Center *  |               | 2,667,000  |                               |                           |                                     |                |                             |               |               |               |                               |            | _                           | 2,667,000                      | ı |
|      |     | Foresthill Library Site Acquisition   |               | 257,000  |                               |                           |                                     |                |                             |               |               |               |                               |            | -                           | 257,000                        |   |
| 1    | 1.4 | West Placer Animal Shelter  | 292,820       | 5,128,632  |                               |                           |                                     | 8,632,933      | 2,945,615                   |               |               |               |                               |            | 11,578,548                  | 17,000,000                     | ı |
|      | 1.5 | Auburn Animal Shelter*  | 129,543       | 3,844,266  |                               |                           |                                     | 1,776,191      | , ,                         |               |               |               |                               |            | 1,776,191                   | 5,750,000                      | ı |
|      |     | Tahoe Land Development Office Improvements  | 100,000       |  | 1,200,000                     |                           |                                     |                |                             |               |               |               |                               |            | -                           | 1,300,000                      |   |
|      | 1.7 | Various Smaller Projects<br>Subtotal Tier 1:  | \$ 93.262.831 | \$ 24,681,538  | \$ 1,830,000                  |                           |                                     |                |                             |               |               |               |                               |            | \$ 13,354,739               | 630,000<br>\$ 133,129,108      | 4 |
|      |     |   | \$ 93,262,631 | <del>\$ 24,061,036</del>   | \$ 1,030,000                  |                           |                                     | . =            |                             |               |               |               |                               |            |                             |                                | 1 |
| 2    |     | Tahoe Justice Center Tahoe Government Center  | 250,000       |  |                               |                           | 11,000,000                          | 6,700,000      | 22,800,000                  |               |               |               |                               |            | 17,700,000<br>22,800,000    | \$ 17,700,000<br>23,050,000    |   |
|      |     | Tanto Covernment Conten   | 200,000       |  |                               |                           |                                     |                | 22,000,000                  |               |               |               |                               |            | -                           | -                              |   |
|      |     | Subtotal Tier 2:  | \$ 250,000    | \$ -   | \$ -                          |                           |                                     |                |                             |               |               |               |                               |            | \$ 40,500,000               | \$ 40,750,000                  | 1 |
| 3    | 3.2 | Foresthill Library Construction <sup>*</sup>  |               | 1,468,000  |                               |                           |                                     |                |                             |               |               |               |                               |            | -                           | \$ 1,468,000                   | I |
|      |     | Warehouse / Archives*   | 38,595        | 928,473  |                               |                           | 1,532,932                           | 4,000,000      |                             |               |               |               |                               |            | 5,532,932                   | 6,500,000                      |   |
|      |     | Auburn Jail Renovation  |               |  |                               | 2,000,000                 |                                     |                |                             |               | 10,000,000    |               |                               |            | 12,000,000                  | 12,000,000                     | 1 |
|      |     | Health & Human Services Clinic / Lab Subtotal Tier 3:   | \$ 38,595     | \$ 2,396,473   | \$ -                          | 3,000,000                 | 4,500,000                           | 4,500,000      |                             |               |               |               |                               |            | 12,000,000<br>\$ 29,532,932 | 12,000,000<br>\$ 31,968,000    | 4 |
|      | 4.1 | Miscellaneous Facilities Projects/Contingency*  | Ψ 00,000      | 2,934,973  | 1,670,000                     | 1,000,000                 | 1,000,000                           | 1 000 000      | 1,000,000                   | 1 000 000     | 1 000 000     | 1,000,000     | 1,000,000                     | 1,000,000  | 9,000,000                   | \$ 13,604,973                  | 1 |
| 4    | 4.1 | Subtotal Tier 4:  | \$ -          | \$ 2,934,973   |                               | 1,000,000                 | 1,000,000                           | 1,000,000      | 1,000,000                   | 1,000,000     | 1,000,000     | 1,000,000     | 1,000,000                     | 1,000,000  | \$ 9,000,000                | \$ 13,604,973                  | 4 |
| 5 5  | 5.2 | Health & Human Services Office Building Administration Center South Placer - DA / Probation Complex | •             | ψ 2,00 i,0.0   | Ψ 1,010,000                   |                           | Planned for                         | occupancy afte | er 10-year                  |               |               |               |                               |            | ψ 3,000,000                 | 10,001,010                     | Ì |
|      |     | South Placer - Adult Detention (Phase II)   |               |  |                               |                           |                                     | HOHZOH.        |                             |               |               |               |                               |            |                             |                                | I |
|      |     | Subtotal Tier 5: Total Annual Funding Required:   | \$ 93.551.426 | \$ 30,012,984  | \$ 3,500,000                  | \$ 6,000,000              | \$ 18,032,932 \$                    | 26,609,124 \$  | 26,745,615 \$               | 1,000,000 \$  | 11.000.000 \$ | 1,000,000 \$  | 1,000,000                     | 1,000,000  | ¢ 02 207 674                | \$ 219,452,081                 | + |
|      |     | Funding Required Plus Inflator:   | \$ 93,551,426 | , ,  | . , ,                         |                           | \$ 19.691.962 \$                    | . , ,          |                             |               | 15.164.873 \$ |               | , ,                           | , ,        | \$ 110,666,446              | , ,                            | 1 |
|      |     | CAPITAL PROJECT FUNDING MECHANISMS  | ¥ 00,000,000  | <del>* ***********************************</del>                                   | 11/12                         | 12/13                     | 13/14                               | 14/15          | 15/16                       | 16/17         | 17/18         | 18/19         | 19/20                         | 20/21      | * 110,000,110               | TOTALS                         | 1 |
|      |     | Beginning Cash / Reserves in General & Building Fund<br>& Capital Facility Impact Fees              | s             |  | \$ 35,241,192<br>\$ 7,751,998 |                           | \$ 46,501,192 \$<br>\$ 9,151,998 \$ |                | -,- , - +                   | .,,           |               |               | 9,574,857 \$<br>17,751,998 \$ | ,,         |                             | \$ 15,383,870<br>\$ 26,751,998 |   |
|      |     | Revenues New General Fund Contribution to Projects & Reserves                                       | <b>s</b>      |  | \$ 3,500,000                  | \$ 4,500,000              | \$ 4,500,000 \$                     | 4,500,000 \$   | 4,500,000 \$                | 4,500,000 \$  | 4,500,000 \$  | 4,500,000 \$  | 4,500,000 \$                  | 4,500,000  |                             | \$ 44,000,000                  |   |
|      | 3   | Capital Impact Fees - Annual Revenue & Interest Earnin  | ngs           |  | 2,200,000                     | 2,200,000                 | 2,500,000                           | 3,000,000      | 3,500,000                   | 4,000,000     | 4,500,000     | 4,500,000     | 4,500,000                     | 4,500,000  |                             | 35,400,000                     | I |
|      | 4   | Estimated Tobacco Securitization Revenue Other - Grants, Bonds, Contributions, Trust                |               |  | 500.000                       | 9,000,000<br>500.000      | _                                   | 13.909.124     | _                           |               | 10,000,000    |               |                               |            |                             | 19,000,000<br>14,909,124       | 1 |
|      | 6   | Total Revenue:  |               |  | \$ 6,200,000                  | ,                         | \$ 7,000,000 \$                     | -,,            | 8,000,000 \$                | 8,500,000 \$  | 19,000,000 \$ | 9,000,000 \$  | 9,000,000 \$                  | 9,000,000  |                             | \$ 113,309,124                 | 1 |
|      | 7   | Expenditures  |               |  |                               |                           |                                     |                |                             |               |               | ·             |                               |            |                             |                                | 1 |
|      |     | Project Funding Requirements (Less use of Impact Fee<br>Project Use of Impact Fees                  | es)           |  | \$ 3,500,000                  | \$ 3,240,000<br>3,000,000 | \$ 18,691,962 \$<br>1.000.000       | 30,800,593 \$  | 20,416,099 \$<br>12,400,000 | 1,300,589 \$  | 15,164,873 \$ | 1,461,342 \$  | 1,549,023 \$                  | 1,641,964  |                             | \$ 97,766,446<br>16,400,000    | 1 |
|      | 10  | Total Expenditures:   |               |  | \$ 3,500,000                  | -,,                       | , ,                                 | 30,800,593 \$  |                             | 1,300,589 \$  | 15,164,873 \$ | 1,461,342 \$  | 1,549,023 \$                  | 1,641,964  |                             | \$ 114,166,446                 | 1 |
|      | 11  |   |               |  |                               |                           |                                     |                |                             |               |               |               |                               |            |                             |                                | 1 |
|      | 12  | Ending Cash, Reserves & Capital Facility Impa   | act Fees      |  | \$ 45,693,190                 | \$ 55,653,190             | \$ 42,961,228 \$                    | 33,569,759 \$  | 8,753,660 \$                | 15,953,070 \$ | 19,788,197 \$ | 27,326,855 \$ | 34,777,832 \$                 | 42,135,868 |                             | \$ 42,135,868                  | 4 |

Note #1: Required funding inflator as follows: 4% for FY 12/13, 5% for FY 13/14, and 6% thereafter.

Note #2: Current outstanding debt issued: Administrative and Emergency Services Building (\$9.3 M); Juvenile Detention Center (\$7.9 M) & Courthouse (\$31.1 M).

Note #3: General Fund contribution in FY 2011-12 Proposed Budget is \$3.5M. Thereafter at \$4.5 M per year.

Note #4: Assume no provision to reserves through the Plan's 10 years. Board policy recommends that \$3-5 M per year should be added to capital reserves when that funding allows.

Note #5: Debt service cost is approximately \$4.5 million per year with \$3 million from the General Fund. General Fund contribution increases to \$3.5 million in FY 11/12.

Note #6: Potential storage lease savings for the warehouse archives are not included in this plan.

Note #7: Tahoe Government Center: Assumes a 50% downpayment, followed by annual lease payments totalling an additional \$7 million to \$15 million, depending on option chosen. Note #8: Tobacco Securitization receipts occur at least five years apart.

\* Funding amounts "frozen" from prior actions: Auburn Animal Shelter 1,363,911

Tahoe Justice Center 2,667,000 Foresthill Library 1,468,000 Warehouse / Archives 967,068 Miscellaneous Projects 1,600,000